



AGENDA

DESIGN REVIEW BOARD

Friday, September 12, 2008, 11:00 a.m.
Administrative Conference Room
College Station City Hall
1101 Texas Avenue
College Station, Texas

-
1. Oath of Office
 2. Call to Order
 3. Consideration, discussion and possible action on Absence Requests.
 - Katy Jackson – August 1, 2008
 4. Consideration, discussion and possible action to approve meeting Minutes.
 - August 1, 2008 Minutes
 5. Presentation, discussion, and possible action on an alternate facade material for the Corner Bar rooftop structure located at 401 University Drive. Case #08-00500192 (JP)
 6. Possible action and discussion on future agenda items – A Design Review Board Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.
 7. Adjourn.

Consultation with Attorney {Gov't Code Section 551.071; possible action.

The Design Review Board may seek advice from its attorney regarding a pending and contemplated litigation subject or attorney-client privileged information. After executive session discussion, any final action or vote taken will be in public. If litigation or attorney-client privileged information issues arise as to the posted subject matter of this Design Review Board meeting, an executive session will be held.

Notice is hereby given that a Regular Meeting of the Design Review Board of the City of College Station, Texas will be held on the Friday, September 12, 2008 at 11:00 a.m. at the City Hall Administrative Conference Room, 1101 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda

Posted this the ____ day of _____, 2008 at ____ p.m.

CITY OF COLLEGE STATION, TEXAS

By _____
Connie Hooks, City Secretary

I, the undersigned, do hereby certify that the above Notice of Meeting of the Design Review Board of the City of College Station, Texas, is a true and correct copy of said Notice and that I posted a true and correct copy of said notice on the bulletin board at City Hall, 1101 Texas Avenue, in College Station, Texas, and the City's website, www.cstx.gov. The Agenda and Notice are readily accessible to the general public at all times. Said Notice and Agenda were posted on _____, 2008 and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

This public notice was removed from the official posting board at the College Station City Hall on the following date and time: _____ by _____.

Dated this _____ day of _____, 2008.

CITY OF COLLEGE STATION, TEXAS

By _____

Subscribed and sworn to before me on this the ____ day of _____, 2008.

Notary Public- Brazos County, Texas

My commission expires: _____

This building is wheelchair accessible. Handicap parking spaces are available. Any request for sign interpretive service must be made 48 hours before the meeting. To make arrangements call (979) 764-3517 or (TDD) 1-800-735-2989. Agendas may be viewed on www.cstx.gov.



Minutes
Design Review Board
Friday, August 1, 2008
Administrative Conference Room
1101 Texas Avenue
11:00 AM

Board Members Present: Chairman John Nichols, Hunter Goodwin, Ward Wells, Jason Kinnard, and Alan King

Board Members Absent: Katy Jackson

Staff Present: Staff Planner Jason Schubert, Planning Administrator Molly Hitchcock, and Staff Assistants Nicole Padilla and Brittany Caldwell

Others Present: Mark Lindley and Natalie Ruiz

AGENDA ITEM NO. 1: Call to order.

Chairman John Nichols called the meeting to order at 11:03 a.m.

AGENDA ITEM NO. 2: Possible action and discussion to approve meeting minutes for June 30, 2008 and July 11, 2008.

Hunter Goodwin motioned to approve the meeting minutes. The motion was seconded by Alan King and passed (5-0).

AGENDA ITEM NO. 3: Presentation, possible action, and discussion on colors and patterns for stamped and colored concrete and building materials for The Lofts at Wolf Pen Creek, a mixed-use development consisting of 8.34 acres, located at 614 Holleman Drive East in the Wolf Pen Creek District. Case #07-00500247 (JS)

Jason Schubert, Staff Planner, presented the item stating that the Applicant was providing the specific colors and patterns of the stamped and colored concrete as requested by the Board Members at the May 23, 2008 Design Review Board Meeting. He further explained that the

Applicant was also proposing the use of stainless steel materials for Building 3 as part of the building façade instead of being part of the signage as originally intended.

Ward Wells motioned to approve the stainless steel mesh as presented. Alan King seconded the motion; motion passed (5-0).

Mark Lindley, Applicant, answered questions in general from the Board Members about the stamped and colored concrete and the layout of such materials.

Hunter Goodwin motioned to approve the specific colors and patterns of the stamped and colored concrete as presented. Ward Wells seconded the motion; motion passed (5-0).

AGENDA ITEM NO. 8: Possible action and discussion on future agenda items – A Design Review Board Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.

No items were discussed.

AGENDA ITEM NO. 9: Adjourn

Hunter Goodwin motioned for adjournment. Ward Wells seconded the motion; which passed (5-0).

Meeting adjourned at 11:33 a.m.

APPROVED:

John Nichols, Chairman

ATTEST:

Nicole Padilla, Staff Assistant

**DESIGN REVIEW BOARD
STAFF REPORT**

Project Manager: Jennifer Prochazka, AICP, Sr. Planner
Email: jprochazka@cstx.gov

Report Date: September 4, 2008
Meeting Date: September 12, 2008

**For
CORNER BAR (DRB) (08-00500192)**

Zoning District: NG-1 Core Northgate

Location: 401 University Drive

Applicant: Barry Ivins, Business Manager

Item Summary: The applicant is requesting the approval of an alternate brick color for the rooftop structure addition on the Sparks Building.

Item Background: This item was first presented to the Design Review Board on March 24th and again on April 25th of this year. At that time, the Design Review Board approved the proposed plan to utilize the roof of the Sparks Building, located at the intersection of College Main and University Drive, for a rooftop bar. The approval included a 'brick veneer structure' on the roof. The DRB stated during the discussion that the brick used for the roof addition should match the brick previously used for the stairwell structure addition on College Main. The approved elevations reflect that discussion.

Upon completion, it is apparent to staff that the brick used on the rooftop structure does not match the stairwell structure, as required by the Design Review Board. The applicant indicated that an alternative color was chosen to allow for the use of a brick veneer due to structural issues with matching brick's weight and that a matching brick veneer was not available.

Issues/Items for Review: At this time, the Design Review Board is being asked to consider an alternate brick color than was previously approved. If an alternative to the proposed material is approved by the DRB, the existing brick veneer would need to be removed and replaced with the approved material.

Supporting Materials:

1. Application
2. DRB minutes from March 24, 2008 and April 25, 2008 (included in packet)
3. Brick samples (available at the meeting)
4. Photographs of the structure, as built (available at the meeting)



FOR OFFICE USE ONLY	
CASE NO.	<u>08-192</u>
DATE SUBMITTED	<u>8-15-08</u>

3:20
AC

NORTHGATE BUILDING REVIEW APPLICATION

MINIMUM SUBMITTAL REQUIREMENTS

- ☒ Application completed in full.
- ☒ \$200 Special District Application fee
- ☒ Ten (10) folded copies of facade details with dimensions
- ☒ Color and material samples

Date of Preapplication Conference: June 14, 2006

NAME OF BUSINESS The Corner Bar & Grill

ADDRESS 401 University Drive

LEGAL DESCRIPTION Boyett Subdivision Block 2 Lot 1, 2, 3, Part of 4

PRESENT USE OF PROPERTY Bar & Grill / Nightclub

PROPOSED USE OF PROPERTY Bar & Grill / Nightclub

APPLICANT'S INFORMATION:

Name Barry Ivins
Street Address 401 University Drive
City College Station State TX Zip Code 77840
E-Mail Address bivins56@yahoo.com
Phone Number 979.220.6999 Fax Number ~~979.680.0000~~ 979.268.1906

PROPERTY OWNER'S INFORMATION:

Name Shelton Family Partnership [c/o Fred Shelton]
Street Address 3501 Gillon Avenue
City Dallas State TX Zip Code 75205
E-Mail Address _____
Phone Number _____ Fax Number 214.526.2366

DESCRIPTION OF PROPOSED EXTERIOR CHANGES

CHANGES TO EXTERIOR BRICK COLOR.

The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true and correct.

Signature of Owner, Agent or Applicant

Date

March 24, 2008

AGENDA ITEM NO. 2: Presentation, possible action, and discussion for a waiver to Building Design Considerations for Historic Properties in the Northgate Districts for the Corner Bar located at 401 University Drive. Case #08-00500043 (CH)

Crissy Hartl, Staff Planner, presented the item stating that the applicant is requesting waivers from the building design standards for historic properties to create a rooftop bar to the Sparks Building located in Northgate. The applicant has proposed to use the roof as a bar and seating area for their customers which will be guarded from the edge of the building by a 50" tall metal rail.

Andrew Hawkins, the applicant's architect, answered questions in general about the building's current and proposed structure.

Hunter Goodwin, Alan King, and Ward Wells expressed concern about the proposed use of stucco on a historic building and suggested that the applicant propose an alternate material that would create a better transition in material from the original building to the new roof area.

Board Members entertained a possibility of creating a parapet to discourage people from climbing over the metal railing near the edge of the building. However, Molly Hitchcock, Planning Administrator, explained that staff had originally discouraged the applicant from pursuing a parapet because in the future a rail could be removed to get back to the original structure of the building, whereas creating a parapet would permanently alter the building.

Hunter Goodwin motioned to postpone action on the item requesting that the applicant come back to the Design Review Board with design changes that particularly address the material being proposed, demonstrating as much character and style that can be provided, bordering the beams that would be facing the street. Alan King seconded; motion passed (4-0).

April 25, 2008

AGENDA ITEM NO. 4: Presentation, possible action and discussion for a waiver to Building Design Considerations for Historic Properties in the Northgate Districts for the Corner Bar located at 401 University Drive. Item # 08-00500043 (CH)

Crissy Hartl, Staff Planner, presented the item stating that the applicant had revised the previously submitted elevations to include a new exposed steel structure at the base of the addition which borders the roof line of the building.

Ward Wells and Hunter Goodwin expressed their approval of the newly revised elevations showing the clear separation between old and new.

Alan King motioned to approve the waivers to the Building Design Considerations for Historic Properties in the Northgate District to include the construction of a brick veneer structure on the roof for the customers which will be guarded by a 50-inch metal rail located two feet from the building edge, the use of a paint color that resembles the color black as submitted, and the building elevations that include an exposed steel structure at the base of the addition. Hunter Goodwin seconded the motion; motion passed (5-0).